



**VIA: HAND DELIVERY**

April 22, 2016

Ms. Nancy Corcoran-Ronchetti, Chairman  
Lexington Planning Board  
Town Hall, 1625 Massachusetts Avenue  
Lexington, Massachusetts 02420

**Re: Sketch Plan Application  
331 Concord Avenue  
Lexington, Massachusetts  
MAI Project No. 5868**

Dear Chairman Corcoran-Ronchetti and Members of the Board:

On behalf of Orr Homes, LLC (Applicant), Meridian Associates, Inc. (MAI) is pleased to submit the accompanying Sketch Plan Application Package in accordance with Chapter 175; Section 11D of the Town of Lexington Development Regulations. The locus property is comprised of four (4) existing parcels of land located within the One-Family Residential Zoning District (RO).

The parcels are identified on the Town of Lexington Assessor's Map 10 as Lots 31A, 31B and 31C and as Lot 11B on the Town of Lexington Assessor's Map 9. Lot 31A has an assessed area of 0.14± acres, and existing site features include a bituminous concrete driveway, grassed/landscaped and wooded areas. Lot 31B is located to the southeast of Lot 31A and has an assessed area of 2.51± acres. Site features currently existing on Lot 31B include a single-family dwelling, three garages, two greenhouses, bituminous concrete and gravel driveways along with grassed/landscaped and wooded areas. Lot 31C is located to the northeast of Lot 31B and has an assessed area of 2.67± acres. Site features currently existing on Lot 31C include bituminous concrete and gravel driveways, landscaper storage areas along with grassed and wooded areas. Lot 11B is located to the southeast of Lot 31C and has an assessed area of 0.90± acres. Site features currently existing on Lot 31C include bituminous concrete and gravel driveways along with grassed and wooded areas. The majority of all lots slope southeasterly towards the abutting properties on April Lane and towards Concord Avenue. The properties abut land supporting single family dwellings in a RO district to the East and South. The direct abutting properties to the North and West area a Temple and a multiple dwelling condominium complex respectively.



This application is to propose a residential development, encompassing all the subject properties, in conformance with a Balanced Housing or “Special Permit Residential Development” in accordance with Section 135-6.9.3 of the Town of Lexington Zoning Bylaw. The applicant will be seeking a waiver from Section 135-6.9.8 of the Town of Lexington Zoning Bylaw as the proposed Balanced Housing Development exceeds the maximum impervious surface allowed based on the accompanying proof plan. However, the proposed Balanced Residential Development would be an overall decrease in impervious area when compared to the existing conditions. Below is a table outlining the impervious area for the following: existing conditions, the by-right conventional proof plan (including dwellings, driveways, walkway and patios combine with the impervious area within the right-of-way) and the proposed Balanced Housing Development:

	<b><u>Impervious Area (S.F.)</u></b>
Existing Conditions	80,000 +/-
Maximum per Balanced Housing Standards	46,120 +/-
By-Right Conventional Proof Plan	72,000 +/-
Proposed Balanced Housing Development	74,000 +/-

With the proposed Balance Housing Development there will be an overall decrease in impervious area of 6,000 +/- S.F. from the existing conditions. Also, this proposed development would only be a 2,000 +/- S.F. increase from the allowable impervious area in a conventional by-right subdivision.

For this application the allowance of the waiver of the impervious surface limit within a Balanced Housing Development would yield a significant stock of smaller, more affordable housing stock that is in short supply in Lexington at the present time.

In support of this filing we are providing the following information:

- One (1) original and nine (9) copies of the Form B Application;
- One (1) original and nine (9) copies of this Cover Letter;
- One (1) original and nine (9) copies of the Designers Certificate (G-CE);
- Three (3) full size and nine (9) reduced size copies of the Sketch Plan Set (set of three sheets – (a) Cover Sheet / Locus Context Map, (b) Site Analysis Map, (c) Proof Plan), and (d) Density Context Map;
- Three (3) full size and nine (9) reduced size copies of the Balanced Housing Development Sketch Plan;
- One (1) computer disk containing all documents and plans denoted above in a PDF format.



All documents listed above are dated April 22, 2016. Also, the filing and review fees (each in the amount of \$450) will be submitted to the Town of Lexington under separate cover by the Applicant.

We look forward to meeting with the Board at a date and time yet to be determined to discuss the development options. Please do not hesitate to contact us in advance of the meeting date if you have questions or require additional information.

Sincerely,

**MERIDIAN ASSOCIATES, INC.**

Michael J. Novak, PE  
Senior Project Manager

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Enclosures

cc: Orr Homes, LLC (2 Sets)  
Lexington Town Clerk's Office (1 Set)



**Town of Lexington**  
**Planning Department**

1625 Massachusetts Avenue  
Lexington, MA 02420

Tel: (781) 862-0500 x245  
Fax: (781) 861-2748

**FORM B**

**GENERAL APPLICATION FOR APPROVAL OF A PLAN FOR DEVELOPMENT**

April 19, 2016

(date)

To the Planning Board:

**NAME OF PROJECT** 331 Concord Avenue

**A. TYPE OF PLAN**

The undersigned requests approval of the accompanying plan for the development of land in Lexington. The accompanying plan is a:

☒ sketch                      ☐ preliminary                      ☐ definitive                      ☐ extension  
☐ resubmittal                      ☐ revision                      ☐ amendment                      ☐ rescission  
for a ☐ residential, or ☐ non-residential development.

This application requests:

1. Approval of a subdivision plan under section N/A of the Subdivision Regulations;
2. Granting of a special permit with site plan review (SPS) for a planned residential development (three or more dwelling units) under section(s) 135-6.9.3 of the Zoning By-Law;
3. Granting of a special permit under section(s) N/A of the Zoning By-Law to:
4. Approval of a street construction plan for an unaccepted street under section N/A of the Development Regulations;
5. Determination of the adequacy of the grade and construction plan of an unaccepted street under section N/A of the Development Regulations;
6. Petition for rezoning land including a preliminary site development and use plan for an N/A RD, Planned Residential Development, an N/A CD, Planned Commercial Development, under section N/A of the Zoning By-Law.
7. Site Plan Review    Minor N/A    Major N/A

Received by Planning Board:

Space for Town Clerk

## B. DESCRIPTION OF LAND

The land to be developed is located and described:

#s\* 331 Street: Concord Avenue

\*If street numbers have not yet been issued yet, use approximate street numbers.

Town of Lexington Assessors Map # 10 Lot(s) # 31B, 31A, 31C  
and Map # 9 Lot(s) # 11B

## C. APPLICANT AND OWNER INFORMATION

Note: The Development Regulations permit a person other than the owner to file an application, with the written permission of the owner, and if the applicant states the nature of his/her interest.

Applicant's Name: Doug Orr Is applicant owner? Yes ☒ No

Signature of Applicant: \_\_\_\_\_

Applicant's Business address: Doug Orr, 35 Bedford Street, Suite 4, Lexington, MA 02420

Applicant's Phone #: ( ) 781-862-1663 Applicant's FAX # 781-862-1664

If the applicant is not the owner what is the nature of his/her interest in the land?

Purchase and develop upon approvals from the Town of Lexington Planning Board

Note: The Planning Department requires that one person act as coordinator/contact person for an application. That person is assumed to be the applicant unless a member of the development team is designated.

Note: The owners of all land affected by this development must sign this application.

### SIGNATURES OF OWNERS

Owner of Existing Lot(s) # 31B, 31A, 31C, 11B

Signature of Owners

Owner of Existing Lot(s) # 31A, 31B, 31C, 11B

Signature of Owners

Name of Owners Richard Cannizzo, RLR Realty Trust

Name of Owners Ronald Cannizzo

Owner of Existing Lot(s) #

Owner of Existing Lot(s) #

Signature of Owners

Signature of Owners

Name of Owners

Name of Owners

**Form B - General Application for Approval  
of a Plan for Development**

**D. CALCULATION OF FEE (See §175-12D(7))**

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Filing Fee:	7	* 50	= 350	+ 100	= 450
Creditable Prior Payment					0
Total Filing Fee due with application					450

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Review Fee:	7	* 50	= 350	+ 100	= 450
Creditable Prior Payment					0
Total Review Fee due with application					450

**Note:** A separate fee is required for filing an application and for the review of the application. Payment for each fee shall be by a separate check payable to the Town of Lexington or by cash.

**E. DEVELOPMENT TEAM**

	Landscape Architect	Civil Engineer	Land Surveyor	Attorney
Name	Gary L. Larson, RLA	Michael J. Novak, PE	Kevin E. Danahy, PLS	
Mass. Registration #	529	50696	39683	
Name of Firm		Meridian Associates, Inc.	Meridian Associates, Inc.	
Mailing Address		500 Cummings Center Suite 5950 Beverly, MA 01915	500 Cummings Center Suite 5950 Beverly, MA 01915	
Telephone #		(978) 299-0447	(978) 299-0447	
FAX #		(978) 299-0567	(978) 299-0567	
<i>(If applicant is not coordinator/contact person, designate one person for that role) Project Contact –</i>				



**Town of Lexington**  
Planning Department

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Lexington, MA 02420

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Fax: (781) 861-2748

FORM G-CE

DESIGNER'S CERTIFICATE  
CIVIL ENGINEER

April 22, 2016  
(date)

To the Planning Board:

Description of Land: Assessor's Map 10, Lots 31A, 31B & 31C & Assessor's Map 9, Lot 11B

Type of Development: Special Residential Development

I hereby certify that: (check as many boxes as are applicable)

1. the accompanying plan, entitled: 331 Concord Avenue "Sketch Subdivision  
Plan Set" Lexington, Massachusetts

and dated 4/22/16, is true and correct to the accuracy required by the Rules  
and Regulations of the Lexington Planning Board;

2. that the completed construction complies with the approved definitive subdivision plan,  
any written changes made after the approval of the plan and the Standard Specifications;

3. other: N/A

Michael J. Novak, PE  
Civil Engineer

500 Cummings Center, Suite 5950

Beverly, MA 01915  
Address

(978) 299-0447  
Phone

Space for Professional  
Registration Stamp

